

of said demised premises, whereof possession shall have been retained as aforesaid, and in favor of said lessee, lessees, or of the person or persons claiming under such lessee or lessees, that a new lease or sub-lease of the whole of said demised premises was executed prior to the expiration of said lease or sub-lease by the lessor or lessors therein named, or by the person or persons rightfully claiming under such lessor or lessors to the said lessee or lessees, or to the person or persons rightfully claiming under such lessee or lessees, for such additional term, under such rent and upon such covenants, conditions and stipulations as were provided in said lease or sub-lease.

1904 art. 21, sec. 92. 1888, art. 21, sec. 88. 1892, ch. 684.

**96.** All devises, gifts, grants or conveyances of land in this State, binding on any street or highway, or when any street or highway shall be one or more of the lines thereof, shall be construed to pass to the devisee, donee, or grantee therein, all the right, title and interest of the devisor, donor or grantor of the said land, to the centre of the street or highway on which the same is located or binding as aforesaid, unless the devisor, donor or grantor shall in express terms in the writing by which the devise, gift or conveyance is made reserve to himself all the right, title and interest to the said street or highway.

This section applied so as to give the lessee title to the centre of an alley. *Maryland Telephone Co. v. Ruth*, 106 Md. 651. And see *Shipley v. Western Maryland R. R. Co.*, 99 Md. 131.

This section held inapplicable to a deed executed before its adoption. *Rie-man v. Baltimore Belt R. R. Co.*, 81 Md. 79.

See sections 11 and 12, and notes.